



**urban hope**

## Renter Prioritization Policy

### WAITLIST POINT SYSTEM FOR PLACEMENT

As of March 1<sup>st</sup>, 2022, Urban Hope has adopted a new waitlist policy. The purpose of this policy is to prioritize applicants who are disadvantaged because of historical and ongoing systemic inequities. Instead of a first-come, first-served waitlist system, UH will use a point system when two (2) or more applicants are interested in the same rental property. **This Renter Prioritization Policy only comes into play when there are two or more applicants interested in the same rental property.** In this case, applicants, with completed applications in UH's applicant pool, will be scored based on the point criteria below.

**1. Earliest application submission date: 1 point**

The UH applicant with the earliest date of application submission will receive 1 point.

**2. Lowest percent of median income: 1 point**

The UH applicant with the lowest percent of median income based on household size will receive 1 point. The household income must meet affordability qualifications for the specific rental property to qualify for this point. Ex: The household's ratio of housing costs to net income has to be 33% or lower.

**3. Number of bedrooms matches or is one deviation from household size: ½ to 1 point**

If the number of bedrooms matches the size of the household, the UH applicant will receive 1 point. If household size is only one bedroom more or one bedroom less than the needed number, the UH applicant will receive ½ point. Parental units are counted as 1, whether they are a single person or a couple.

Ex: With a 3-bedroom home, a family with one parent and two children would receive 1 point. A family with one parent and one child would receive ½ point. A family with two parents and one child would receive ½ a point. A family with two parents and three children would receive ½ a point.

**4. The applicant has accessibility needs that requires the features of the property: 1 point**

If at least one member of the household has accessibility needs that require the features of the rental property (for example, 1<sup>st</sup> floor flat for a person with a mobility impairment), the UH applicant will receive 1 point.



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**5. Single Parent Household: 1 point**

Any UH applicant who is a single parent with children under 18 living in the house will receive 1 point.

**6. Risk of Displacement: 1 point**

UH applicants will receive 1 point if they are at risk of displacement through no fault of their own, through condemnation or sale of property, divorce or domestic abuse, or other unfortunate external circumstance.

**7. Have lived in or currently reside in public housing: ½ to 1 point**

UH applicants will receive 1 point if they currently live in public housing and ½ point if they have previously lived in public housing.

**8. Have lived in or currently reside in the East End: ½ to 1 point**

UH applicants will receive 1 point if they currently live in the East End and ½ point if they have previously lived in the East End.

**9. Current UH resident: 1 point**

All current UH renters or homeowners in good standing will receive 1 point.

### Selection Process

Available rental properties will be previewed to the applicant pool (applicants with completed applications). If multiple applicants are interested in one rental property, the point system will be applied. The household with the highest points will be selected as the renter. In the event of a tie, the property will be offered to the household with the lowest median income based on household size. If there is only one interested applicant in an available rental property who meets all program qualifications, this applicant will have the option to rent it, regardless of points.